

Acton Housing Authority

Minutes of Regular Meeting, 19 March 1984, 7:30 PM, 68 Windsor Avenue

Attendance: James Sargent, Joseph Mercurio, Marlin Murdock, Leah Nazarian, Barbara Yates. Betty McManus, Anne Puzella, Ann Hosmer/Acton Housing Authority. Al Aydelott/Architect, Hughes & MacCarthy. Jean Schoch/League of Women Voters.
 Citizen's Advisory Committee: Mildred Brady, Father Walsh, Dave Deloury, Rev. Roswell Cummings, Margaret Rennie.

1. Marlin Murdock, Chairman, called the meeting to order at 7:30 PM.
2. Minutes of the Regular Meeting, 27 February 1984 were approved.
3. Al Aydelott reviewed with the Board Members and the Citizen's Advisory Committee the site drawings for the proposed complex on Great Road. The plans will be presented on March 26, 1984 at 8:30 PM at a Public Hearing before the Board of Appeals.
4. The Executive Director reviewed the status of the following items still pending on the proposed complex:
 - A. Final authorization by DEQE to allow a sewerage tie in to the North Acton Treatment Plant.
 - B. The Moody Agreement has not been executed but Jay Moody has assured legal counsel he intends to sign the agreement before the Board of Appeals Hearing.
 - C. The Blackstone agreement allowing excess water runoff into the holding pond needs to be drawn up by the Authority's legal counsel.
 - D. Submission of application to DPW for curb change or access road entering into Great Road needs to be filed.
5. Executive Director's Report
 - A. The Windsor Green Tenant's Organization has received a state Bingo license. The games will be run for residents only.
 - B. The Director and a Maytag representative counted the monies from the washers and dryers in March. The combined collections were representative of the usual monies collected. Both parties will count the monies again in April.
 - C. The Board reviewed the newsletter from MHFA.

- D. MMDT's monthly interest paid on accounts was 9.25% while Middlesex is paying 9%.
- E. The unaudited report for the period ending January 31, 1984 was made available for Board review.
- F. Joseph Mercurio moved that the Addendum to the 705 lease be incorporated as drawn up by Legal Counsel. Leah Nazarian seconded the motion and all Members voted in favor.
- G. Yankee Village Trustees are investigating possible financing for the repair of the failed septic system. A Commercial Loan with all investors paying a monthly amount over a period of 3 or 4 years is currently being considered.

6. Old Business

- A. Colonial Pines Annual Condominium Meeting will be held on March 28, 1984 at 7:30 PM.
- B. Two proposals for the replacement of the electrical junction box for the septic system have been forwarded to EOCD. Once EOCD reviews the bid the Authority will be instructed as to which proposal to accept.
- C. The maintenance wage rate information as submitted to EOCD by the Executive Director has been forwarded to Labor and Industry for their review.
- D. EOCD has authorized the Authority to advertise for Architectural services to oversee the repair of the wood rot problem at Windsor Green. The Members reviewed the application for Modernization funds which would pay for the consulting services and construction work to correct the problem.

Leah Nazarian moved that the proposed application for modernization funding for State-aided Elderly Housing, of the Acton Housing Authority, Development Number 667-1 in the total amount of \$35,000 be submitted to the Executive Office of Communities and Development for its review. Barbara Yates seconded the motion which, upon roll-call vote, was passed by a vote of 5 to 0.

- E. NAHRO's letter acknowledging the Authority's Commendable rating by EOCD was noted.
- F. EOCD is working with several housing Authorities and a consulting firm to evaluate computers for Authorities. A full report of the information collected will be available by mid-summer.

7. New Business
 - A. HUD's Memo regarding funding for new construction or acquisition of housing for larger families was reviewed.
 - B. EOCB's request for proposals for Chapter 667, 705, & 689 was discussed. The sense of the Board was not to apply at this time, but when the second round of funding becomes available the Board will consider the possibility of submitting an application.
 - C. The Chairman and the Executive Director signed a statement attesting that all information provided the State Auditors during the financial audit was representative of true operation of the Authority.
 - D. Ms. Yates reviewed with the Board Members the new State and Federal Rental Housing Program called "Sharp". As currently written funds would be available to a private developer at lower interest rates to build housing in return 25% of the development would be for 707 Rental Assistance units administered by the local Authority.
8. The Regular Meeting adjourned at 10:00 PM.
9. The next Regular Meeting will be held April 2, 1984 at 7:30 PM.

Respectfully submitted,



Naomi E. McManus
Executive Director